
Z-2591
AREA PLAN COMMISSION
HISTORIC CENTENNIAL NEIGHBORHOOD REZONE
PDMX, PDRS, PDCC, CB, GB, NBU, NB, R3, R3U, & R2U to
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STAFF REPORT
November 13, 2014

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Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

The Area Plan Commission, with support from the City of Lafayette and the Historic Centennial Neighborhood Association, is requesting rezoning of the Centennial Neighborhood (excluding all existing planned developments) which is bounded by Union Street to the north, 9th Street to the east, Ferry Street to the south, and the Wabash River to the west, located in Lafayette, Fairfield 20 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Since the 1998 rezone brought about by NUZO, rezoning activity in the vicinity has been limited primarily to two planned developments (Z-1579 and Z-1853) and the recent CB rezone (Z-2577) approved this summer for the Centennial Townhomes Project.

AREA LAND USE PATTERNS:

The Centennial Neighborhood is known for its urban, mixed-use patterns: residences interspersed with small businesses and industries, churches and public buildings. Being one of the oldest neighborhoods in Lafayette, it has a rich diversity of historic architecture that has seen a multitude of uses pass through them over the decades.

TRAFFIC AND TRANSPORTATION:

Centennial is an important crossroads of many primary and secondary arterials, as classified by the *Thoroughfare Plan*. Among them are: North 3rd, 4th, 5th and 9th Street, Union Street and Ferry Street.

STAFF COMMENTS:

After multiple ordinance committee public hearings with substantial public input resulting eight draft map amendments, the proposed rezone of Centennial is ready. The adopted *Historic Centennial Neighborhood Plan* has guided the creation of this first of two neighborhood rezone steps. This first “conventional rezone” effort aims to bring the neighborhood into as close conformance with the neighborhood’s future land use plan as possible, utilizing the existing zoning tools found in the UZO. If it is adopted by the city council, the following second step shall introduce form-based zoning which will bring the neighborhood into complete conformance with the future land use plan and fulfill the promise made by the *Neighborhood Plan*.

STAFF RECOMMENDATION:

Approval